091.0	0012	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,217,800 / 1,217,800
					USE VALUE:	1,217,800 / 1,217,800
					ASSESSED:	1,217,800 / 1,217,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUIOGUE HERBERT & IVORY
Owner 2:	
Owner 3:	
Street 1:	26 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC -
Owner 2:	-
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02492

NARRATIVE DESCRIPTION

This parcel contains 6,073 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 3210 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6073.000	796,300		421,500	1,217,800
Total Card	0.139	796,300		421,500	1,217,800
Total Parcel	0.139	796,300		421,500	1,217,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.38 | /Parcel: 379.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 59117
GIS Ref:
GIS Ref:
Insp Date: 07/25/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0012-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	794,900	0	6,073.	421,500	1,216,400	1,216,400	Year End Roll	12/18/2019
2019	101	FV	675,600	0	6,073.	427,600	1,103,200	1,103,200	Year End Roll	1/3/2019
2018	101	FV	384,500	0	6,073.	319,200	703,700	703,700	Year End Roll	12/20/2017
2017	101	FV	150,400	0	6,073.	289,100	439,500	439,500	Year End Roll	1/3/2017
2016	101	FV	150,400	0	6,073.	277,000	427,400	427,400	Year End	1/4/2016
2015	101	FV	149,600	0	6,073.	234,900	384,500	384,500	Year End Roll	12/11/2014
2014	101	FV	149,600	0	6,073.	222,800	372,400	372,400	Year End Roll	12/16/2013
2013	101	FV	149,600	0	6,073.	212,000	361,600	361,600		12/13/2012

!7449!

PRINT

Date	Time
12/10/20	22:05:06

LAST REV

Date	Time
11/01/18	16:43:51

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7449

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD MIDDLESEX D	70108-227		10/20/2017		1,170,000	No	No		
FITZGERALD MICH	68407-529		11/15/2016	Estate/Div	500,000	No	No		
FITZGERALD MICH	60673-255		12/7/2012	Convenience	1	No	No		
	13043-420		8/24/1976		42,500	No	No		N

USER DEFINED

Prior Id # 1:	59117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2017	199	Addition	350,000	O				Add 2nd Level see
2/10/2017	138	Demoliti	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2018	SQ Returned	EMK	Ellen K
7/25/2017	Permit Visit	DGM	D Mann
7/25/2017	Meas/Inspect	DGM	D Mann
3/15/2017	SQ Returned	EMK	Ellen K
9/27/2016	Meas/Inspect	DGM	D Mann
12/10/2008	Meas/Inspect	163	PATRIOT
4/3/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6073		Sq. Ft.	Site		0	70.	0.99	5									421,535						421,500	

Total AC/HA: 0.13942 | Total SF/SM: 6073 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,535 | Spl Credit | Total: 421,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Dark Gray		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03391218
Const Adj.:	1.34986496
Adj $ / SQ:	174.455
Other Features:	111876
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797852
Depreciation:	1596
Depreciated Total:	796256

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

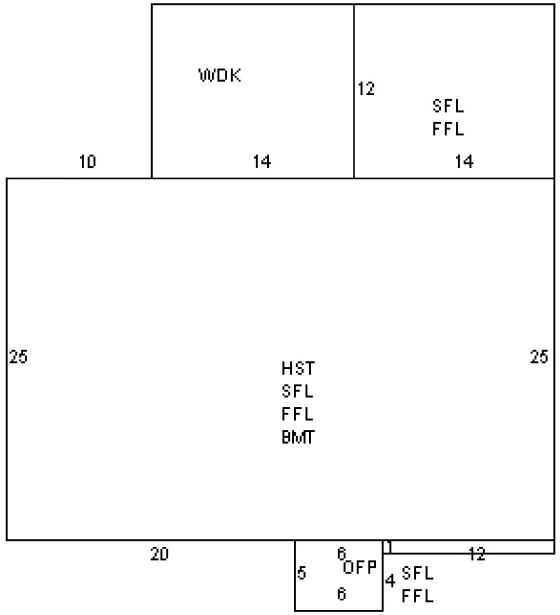
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	211.09
Special Features:	0	Val/Su Net:	205.07
Final Total:	796300	Val/Su SzAd	291.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,130	174.460	197,134
SFL	Second Floor	1,130	174.460	197,134
BMT	Basement	950	69.350	65,879
HST	Half Story	475	174.460	82,866
WDK	Deck	168	16.130	2,711
OFP	Open Porch	30	59.390	1,782
	Net Sketched Area:	3,883	Total:	547,506
Size Ad	2735	Gross Are	4358	FinArea 3210

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0012-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	